



"The City With a Heart"

Perry Petersen, *Chair*
Joe Sammut, *Vice Chair*
Rick Biasotti
Mary Lou Johnson
Kevin Chase
Sujendra Mishra
Bob Marshall, Jr,

MINUTES PLANNING COMMISSION MEETING

April 19, 2011

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:01 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Vice Chair Sammut	X	
Commissioner Biasotti	X	
Commissioner Marshall	X	
Commissioner Mishra	X	
Commissioner Chase	X	Arrived at 7:28
Commissioner Johnson	X	

STAFF PRESENT:

Planning Division: Acting Community Development Director: Mark Sullivan
Acting Planning Manager: Lisa Costa Sanders
Associate Planner: Laura Russell
Assistant Planner: Matt Neuebaumer
City Attorney: Marc Zafferano
Recording Secretary: Shauna Williams

Pledge of Allegiance: Commissioner Biasotti

1. Approval of Minutes – February 15, 2011

Motion to Approve Minutes of February 15, 2011 Planning Commission meeting.

Marshall/ Biasotti

VOTE: 6-0
AYES: All Commissioners Present at that time.
NOES: None
ABSTAIN: None

2. Communication

Acting CD Director, Mark Sullivan announced that he would be filling in for CD Director Akin who is out on paternity leave for the next month.

E-Packets are available on line at www.sanbruno.ca.gov

Draft Transit Corridor Plan is available on line at www.planbruno.org

3. Public Comment

Richard Hedges: I am here tonight to invite all of the Planning Commissioners on a tour to Contra Costa Transit Village that will be taking place this weekend. We will be meeting on Saturday, April 23rd at the Millbrae BART station at 9:45 A.M. On this tour you will be able to view a fully transit orientated development which also includes a multi-unit full accessible apartment complex.

4. Announcement of Conflict of Interest

5. Public Hearings

A. 599 Cedar Avenue

Request for Planned Unit Permit, Tentative Tract Map and Architectural Review to allow the construction of fourteen (14) new single-family homes per Chapter 12.32 and 12.116 of the San Bruno Zoning Ordinance. Lennar Homes of Northern California, (applicant) Peninsula Christian Fellowship Church (owner). (PUP-10-001, TM 10-002 and AR 11-002).

Acting Planning Manager Costa Sanders: Entered staff report.

Staff recommends the Planning Commission approve Planned Unit Permit 10-005, Tentative Tract Map 10-002 and Architectural Review Permit 11-002 based on findings 1-9 and subject to Conditions of Approval 1-11 and 1-143.

Chair Petersen asked Commission if there were any questions for staff.

Commissioner Marshall: The previous application received complaints from the neighbors in regards to the electrical pole near a resident's driveway. Is this still an issue?

Acting Planning Manager Costa Sanders: I will let the applicant address any questions related to the electrical pole.

Commissioner Mishra: I do not recall being on the committee when this item was approved. What did the mitigated Negative Declaration contain at that time?

Acting Planning Manager Costa Sanders: It includes all of the standard mitigation measures.

Commissioner Mishra: Were there any endangered species found on the site?

Acting Planning Manager Costa Sanders: None were identified on the site.

Wilson Hu, Applicant: I have worked with staff on this project for quite some time and commend them for their effort and efficiency. We have made some major changes in relation to the layout of the buildings and architectural style. The new design reduces the mass of each home and we have designed them to be more compatible with the surrounding neighborhood.

Applicant gave presentation on the new architectural and open space proposal.

Wilson Hu, Applicant: We had a neighborhood meeting back in the fall of 2010. We discussed the relocation and underground wiring of the utilities. We felt that meeting was well supported by the residents and we received positive feedback. At the Architectural Review Committee meeting it was recommended that we look into installing tankless water heaters and solar panels. Unfortunately, we have decided that those features will not work for this project. Lennar Builders will pre-wire the houses for future solar installations.

Commissioner Marshall: I appreciate you reviewing the electrical poles and where the underground wiring will be placed. My specific question was in regards to the power pole being relocated in front of the property on the southeast side of Cedar, which was proposed by the original applicant. Can you also explain the traffic flow, parking and turn around on the new street.

Wilson Hu, Applicant: We will not be moving any existing power poles located along Cedar.

Acting Planning Manager Costa Sanders: The plans do show pole #9 to remain in the same location which is clearly outside of the new private street access area but that the down guy needs to be removed.

Wilson Hu, Applicant: There was a traffic study done for the original proposal, which contained larger houses. We figure with the reduction of square footage for the houses there will be less traffic than originally studied.

Commissioner Marshall: In terms of traffic flow, I am speaking in regard to the turn around and traffic flow on the new street. Is the street wide enough to make a u-turn?

Wilson Hu, Applicant: Yes, it will be designed to city standard and will have turn-around space.

Commissioner Marshall: Where will it be located?

Wilson Hu, Applicant: The turn-around will be located towards the end of the block. The street parking will be located along the south side of the private street.

Commissioner Marshall: How many parking spaces are there?

Wilson Hu, Applicant: There are eleven spaces.

Commissioner Mishra: I enjoyed looking at the sustainable checklist. You made a comment earlier that you would be wiring the house for solar panel installation. I would prefer rather than pre-wiring the house that you just provide a conduit from the roof to the meter. I would also like to ensure that the HOA has a provision for the applicant to install a solar panel system without having to go through any approvals.

Wilson Hu, Applicant: We have not fully developed the CC&R's as of yet, however, we will do our best to implement your recommendation.

Commissioner Mishra: While reviewing your plans, I was surprised that you are installing air conditioners. Are you really installing AC units in San Bruno?

Wilson Hu, Applicant: As of right now that is the plan.

Commissioner Mishra: If you change your mind, can you switch it out for a tankless water heater? I don't find an air conditioning unit to be necessary in this climate. I also understand that the colors of the homes have been changed per the recommendation of the Architectural Review Committee. Was the cool roof color changed as well?

Wilson Hu, Applicant: I am not sure if we changed the color of the roof. I will have to double check and report to staff.

Commissioner Johnson: What is the rear yard set backs on lots 5-10?

Wilson Hu, Applicant: The useable area?

Acting Planning Manager Costa Sanders: The rear yard setbacks are shown on sheet C2, Lot 6 is 11'-4", Lot 7 is 11'-4", Lot 8 is 13', Lot 9 is 15'-4", and Lot 10 is 12'. All measurements are measured to the retaining wall.

Commissioner Biasotti: I would like to commend you for the efforts you put forth with your 'green thinking' on this project. Conditions 88 through 91 refer to street lighting, have you explored any options to implement high efficiency street lighting?

Wilson Hu, Applicant: We have not decided at this point, however, if we have to opportunity to install high efficiency lighting, we will.

Public Comment Opened.

Marty DeLuna, Resident: My home is right behind lot 3. Due to the new design of the homes, I would like to know if you foresee any problems with wind and noise, any type of drainage issues, tree removal on my property, and growth of the new trees planted on the development. There is also an electrical line running from my property to a pole on their property that I would like inquire about.

Wilson Hu, Applicant: I believe the site has a history of drainage problems primarily because there is not a drainage system in place. We are proposing a five-foot detention basin that will slow down the flow and it will keep water on site before it enters the city's system. We will not be removing any trees on anyone's private property with the exception of one existing power pole on one of the properties. In terms of sound, there will be noise during construction. We will be removing about sixty trees and replanting Pacific Wax Myrtles which will be fifteen feet tall at maturity.

Gail Mozzini, Resident: My back yard faces the access street and I am concerned with the new street lighting. I would like to make sure that the street lights face downward so that the light does not protrude onto my property. I am the home that expressed concern about the relocation of the power pole onto my property. There is currently a guy wire that is proposed to be removed, and I would like to know what would be replacing it?

Wilson Hu, Applicant: The down wire will be replaced with a head guy to support the pole. The street lighting will be only facing our properties and will be down lit.

Chair Petersen: The conditions of approval in the staff report indicate that the street lighting shall face downward.

Public Comment Closed.

Commissioner Johnson made motion to approve.

Commissioner Mishra seconds the motion.

Chair Petersen: Are there any other items that the commissioners would like to bring to staffs attention?

Commissioner Biasotti: I would like to instruct staff to collaborate with the applicant on the most efficient street lighting.

Chair Petersen: I would like to ask staff to closely monitor this project to ensure that the construction of the project is well coordinated.

Motion to approve Planned Unit Permit 10-005, Tentative Tract Map 10-002 and Architectural Review Permit 11-002 based on Findings of Fact (1-9) and Conditions of Approval (1-11 and 1-143). With revised condition.

Commissioner Johnson/ Mishra

VOTE:	7-0
AYES:	All Commissioners Present.
NOES:	None

ABSTAIN: None

Chair Petersen advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed tract map, together with the provisions for its design and improvement, is consistent with the general plan, as amended pursuant to the Planning Commission's recommendation, and any specific plan as specified in Section 65451 of the Government Code.
2. The real property to be subdivided, and each lot or parcel to be created, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.
3. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning code, as amended pursuant to the Planning Commission's recommendation.
4. The site is physically suitable for the type and proposed density of development.
5. The design of the subdivision and improvements, and the type of improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.
6. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
7. The applicant has demonstrated that they intend to obtain a building permit in six months of the approval of the project and that they intend to complete the construction within a reasonable time.
8. The proposed planned unit development conforms to the General Plan in terms of general location, density and general standards of development and criteria contained in the zoning code.
9. The development of a harmonious, integrated project in accordance with a precise development plan justifies exceptions to the normal requirements of the zoning code.

CONDITIONS OF APPROVAL

**PLANNED UNIT PERMIT 10-001 and ARCHITECTURAL REVIEW PERMIT 11-002
CEDAR GROVE DEVELOPMENT – 599 CEDAR AVENUE**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, PUP-10-005 shall not be valid for any purpose. PUP-10-005 shall expire two (2) year from the date of Planning Commission approval unless a Building Permit is issued.
2. The applicant shall comply with the approved mitigation-monitoring program.

3. The development shall meet all development standards, including but not limited to, set backs, parking, and height limits, as set forth in the Development Plan Project Data sheet submitted with this application, as approved and conditioned by the Planning Commission.
4. Tall landscaping material shall be installed along the internal road fence line to the satisfaction of the Community Development Director.
5. Any future construction that adds floor area to a home shall require an amendment to the Planned Unit Permit through the Residential Use Permit Process.
6. The applicant shall comply with the City's heritage tree ordinance, section 8.25.050 of the San Bruno Municipal Code, which requires replacement planting of 2-24" box size tree or one 36" box size tree for each heritage tree removed.
7. All structures shall be protected by an NFPA 13R fire sprinkler system with coverage including garages, balconies, and attics.
8. The applicant shall submit a Fire Protection Plan with the building permit submittal to address proposed structures and fences directly adjacent to existing flammable vegetation. Mitigation measures shall include, but not limited to:
 1. non-combustible fencing materials (metal fencing)
 2. protected building vents (1/4" wire mesh)
 3. no open roof eaves
 4. 30' defensible space on north & west exposures (fire resistive yards plus clearance of flammable vegetation and replanting of approved ground cover.
9. The applicant shall indicate the locations of illuminated address numbers (minimum 4") and fire sprinkler horn/strobes on building elevations with the building permit submittal.
10. Homes not fronting Pepper Drive or Cedar Avenue shall not be framed with wood unless an all weather roadway of aggregate base rock with operational temporary or permanent fire hydrants are in place to the satisfaction of the City Engineer and Fire Marshall.

CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP 10-002

CEDAR GROVE DEVELOPMENT – 599 CEDAR AVENUE

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, TM 10-002 shall not be valid for any purpose. TM-10-002 shall expire two (2) years from the date of Planning Commission approval unless the Final Parcel Map has been approved and recorded prior to the two (2) year date.
2. A Home Owner's Association (HOA) shall be formed and a set of Conditions, Covenants and Restrictions (CC&R's) shall be established that clearly address, amongst other things;
 - a. The parking rules within the development.
 - b. A requirement that individual garages be kept clear to allow the storage of two automobiles. The HOA shall strictly enforce this requirement.
 - c. A provision that states that a homeowner must obtain an amendment to the Planned Development

Permit for any future addition to a residence that adds floor area. The amendment application will be processed and reviewed in the same manner as a Residential Use Permit, as outlined in Chapter 12.112 of San Bruno Municipal Code.

3. The applicant shall comply with the approved mitigation monitoring program.
4. Prior to recordation of the Final Tract Map, the applicant shall submit the City Parkland Dedication In Lieu fee pursuant to Section 12.44.140 of the City of San Bruno Municipal Code. The fee is calculated as follows;

PPh	Rec stand ard	Price per Acre	# of Ho mes	In-Lieu Fee	Per Home
2.72	0.0045	\$1,180,000	14	\$202,204	\$14,443

5. Prior to recordation of the Final Tract Map, the applicant shall enter into an Affordable Housing Agreement. The applicant shall pay an Affordable Housing Contribution of \$29,400 per unit to the City in 14 equal installments, with each installment due prior to the issuance of a building permit for one unit in the project. The agreement must be fully executed and recorded against the property prior to or concurrently with the Final Map.
6. The applicant shall pay the residential sales tax of \$1,080 per unit, upon approval of tentative parcel map and prior to submittal of building permit plans.
7. The applicant shall install a fire hydrant on-site to the satisfaction of the Fire Marshall.
8. Fire Hydrants shall provide a minimum fire flow of 1500 gpm's with 20 psi residual pressure.
9. Adequate lighting of parking lots and associated car ports, driveways, circulation areas, trails, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe secure environment for all persons, property, and vehicles on site.
10. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
11. When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link, should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.
12. Proper signage shall be posted at the entrance to reflect the street is private property parking.
13. These conditions of approval shall govern if there is any conflict between the approved tentative map and the conditions of approval.
14. The applicant shall pay for and construct all improvements to private land and implement any conditions or mitigation measures applicable to private land.

15. The applicant shall be responsible for the reasonable costs of all City reviews and inspections required for all improvements associated with the Development.
16. The applicant shall serve the development with City utilities, including City of San Bruno cable service and electric, gas and other communication service as required.
17. The applicant shall pay all required Development Impact Fees and post all applicable bonds for infrastructure improvements to support the development prior to approval of the Final Map.
18. All improvements shall conform to the most recent City Standard Details, San Bruno Municipal Code, other City requirements, and Conditions of Approval, and shall be to the satisfaction of the City Engineer.
19. The applicant shall defend, indemnify, and hold harmless the City of San Bruno, its agents, officers and employees from any claim, action or proceeding against the City of San Bruno, its agents, officers and employees to attack, set aside, void or annul any approval of the City of San Bruno, or any advisory agency, appeal board or legislative body of the City of San Bruno, concerning the project, whether such action requests damages, injunctive, declaratory, or any other type of relief. The City of San Bruno must promptly notify the Developer of any such claim, action or proceeding and shall cooperate fully in the defense.
20. The final map shall be prepared by a qualified Registered Civil Engineer or Licensed Land Surveyor pursuant to the City of San Bruno Municipal Code, State of California Map Act, and Standard Engineering Practice, where the Municipal Code shall govern in the event of a conflict. The final map shall show all existing and proposed streets and shall show all easements, existing and proposed required for utilities, access, and any other purpose. The final map shall show public utility easements for public dedication. The applicant shall submit current title reports with the final map submittal. Prior to construction, the applicant shall certify that all necessary right-of-way has been acquired. The applicant shall convey all necessary right-of-way to the Home Owners Association (HOA) at first sale.
21. Prior to the approval of any Improvement Plans, applicant shall demonstrate adequate fire flow to each parcel. Prior to issuance of building permits, the applicant shall submit fire flow calculations using the California Fire Code appendix II
22. Prior to the issuance of the initial building permit for each parcel, the applicant shall pay for all on-site service connection fees for that parcel.
23. Prior to recordation of the final map, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
24. In the event the required improvements are not complete at the time of Final Map approval, the applicant shall execute a subdivision agreement, in a form approved by the City Attorney, guaranteeing the completion of construction of and payment for improvements within a specified time consistent with the time limits allowed by City ordinance. Among other things, the agreement shall guarantee the completion and installation of all improvements, including, but not limited to, fencing, sewers, utilities, storm drains, sidewalks, curbs, gutters, paving, and street lighting. The improvements shall be completed within one (1) year of commencement of work. In addition, the applicant shall provide the City with all bonds required by the San Bruno Municipal Code, in form approved by the City Attorney.
25. The applicant shall enter into Maintenance Agreement that is transferrable to the HOA, in a form

approved by the City Attorney, with the City, which agreement shall set forth the obligations to maintain the private improvements constructed on the site. These obligations shall be incorporated into the CC&R's.

26. Any private pump station and force main shall be privately maintained and repaired by the HOA.
27. All streets are private, and shall be constructed to the City's minimum street geometric and structural standards for local residential streets.
28. The private street shall be constructed of base rock, with base rock thickness of final street section in place prior to framing of structures.
29. Street pavement design shall at least conform to Section 12.44.070 of the latest Municipal Code.
30. Delineate with template on the improvement plans adequate clear sight triangles at all street intersections and bends. Any landscaping within these triangles shall be no higher than 2.5 feet at maturity.
31. All pedestrian facilities shall be designed in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act, including pedestrian ramps at all curb returns or round corners, where applicable.
32. The applicant shall install approved signage and striping within the development and at the intersection of the internal street with Cedar Avenue. A "STOP" sign shall be installed at the development exit onto Cedar Avenue. The signing and striping at Cedar Avenue at Pepper Drive shall be upgraded per the City Engineer requirements.
33. Provide red curbing or signs where parking is not permitted. Fire lanes shall be marked with all of the following:
 - a. Red curb
 - b. "Fire lane" painted on top of the red curb
 - c. Signs on poles stating "FIRE LANE – NO PARKING – TOW AWAY" – enforced by the City of San Bruno Police Department
 - d. The Homeowners Association shall request the Police Department to enforce the "FIRE LANE – NO PARKING – TOW AWAY".
34. Minimum gutter grades shall be one percent.
35. The applicant shall show on the improvement plans with turning templates adequate ingress-egress for Fire Department apparatus and garbage truck vehicles. Also show on the plans, adequate turning radius within the internal road. The project entrance/exit may need to be flared to accommodate truck turning radius.
36. The applicant shall show with templates on the improvement plans that there is adequate clearance for ingress-egress of worst-case automobile/SUV at the worst-case driveways. Repeat for any other worst cases identified elsewhere by the Designer/Engineer.
37. Traffic control, regulatory, warning, guide signs and markings (including fire hydrant pavement markers) shall be installed in conformance with the Manual of Uniform Traffic Control Devices, and as directed and approved by the City Engineer.

38. The applicant shall fund an engineering inspection and certified report addressing the condition and structural integrity of the existing 60" storm drain line, performed by a qualified California Registered Civil Engineer selected by the city. The inspection and report shall include the 250 lineal feet of pipe line under and adjacent to lots 6 through 10. A certified report making findings as to the condition and need for repairs shall be submitted to the City. All required repairs within the pipeline adjacent to lots 8 through 10 shall be performed and paid for by the developer at no cost to the City.
39. Drainage across property lines is not permitted other than onto streets and common areas, and other than within storm drain easements.
40. Valley gutters shall be concrete, 6" thick, minimum.
41. The applicant shall provide paved, supportive, access for the City's flush truck to all storm drain and sanitary sewer manholes, except for off-street manholes in parks, sloped hillsides, or in landscaped common areas. For non-paved areas, provide for access by keeping access lanes minimum 10' in width clear of obstructive improvements. Provide in the CC&Rs, that such lanes be kept clear by the HOA and homeowners, and that the cost of restoring improvements in such lanes shall be borne by the HOA and homeowner.
42. The street storm drain system shall be designed to receive 25-year storm. Interceptors or other storm pollution control systems shall be per the latest NPDES requirements and shall be installed for storm water from roadways that are not filtered by the bio-swales.
43. Culverts and storm drains shall be designed with the hydraulic grade line located six inches below the flow line of the curb and appurtenance to avoid serious damage from a 50-year storm.
44. Inlets or down-drains, where applicable, shall be spaced and located to relieve the street of all storm water generated by a 25-year storm.
45. Spacing for storm drain inlets on streets with curb and gutter shall not exceed 800 feet. The maximum width of gutter flow spread shall not exceed 8 feet and shall ensure that at least one lane of traffic in each direction is not submerged.
46. A final hydrology and hydraulic report prepared by a qualified California Registered Civil Engineer shall be submitted to the City with the improvement plan for review and approval to demonstrate full compliance with drainage system design requirement.
47. All surface drainage from each parcel shall be sloped over a minimum of three feet away from each building at a minimum of two percent slope and thence to the street at a minimum one percent slope, to the satisfaction of the City Engineer. All surface and roof runoff from each parcel shall be conveyed into a bioswale satisfactory to the City Engineer and then to a piped system and run to the storm drainage system.
48. All drainage improvements shall be to the satisfaction of the City Engineer.
49. In conjunction with the submittal of grading plans, the applicant shall file a Notice of Intent for storm water discharge with the Regional Water Quality Control Board. A copy of the filing shall be submitted to the City Engineer as part of the required improvement plans for the site.
50. Storm drain pipes shall be reinforced concrete pipe (RCP).

51. Any trees installed shall be of small leaf type and shall be located so that roots do not interfere with sewer lines or sidewalks.
52. The applicant shall submit a modeling study with the improvement plans, in report form of the existing water system of mains, valves, pumps, regulators and tanks and its ability to serve the development for the life of the project. The report shall include the impact of the project on the community. The report shall include recommendations for upgrades needed to serve the development and the community. This study shall be conducted by a qualified California Registered Civil Engineer.
53. To ensure an adequate water supply to and within Zone 2 with the addition of the Cedar Grove Development, an improvement providing supply redundancy for Pressure Zone 2 is deemed necessary. The applicant shall be responsible to add a pressure reducing station at Cedarwood Court to allow Pressure Zone 3 to back feed Pressure Zone 2.
54. The water system within the Subdivision shall be owned by the City of San Bruno, including water mains in the subdivision and out through the water meters as shown on the City Standard Detail W-01, "Combination Fire and Domestic".
55. The water main in the Cedar Grove Subdivision shall be connected to the water main on Cedar Avenue.
56. The water main shall be constructed on 8" minimum Ductile Iron Pipe (DIP).
57. The applicant shall install automatic blow off valves, wasting to the sanitary sewer where required by the City Engineer.
58. The applicant shall install fire hydrants as required by the Fire Department. Fire flow shall be to the satisfaction of the Fire Marshall.
59. The applicant shall submit improvement plans for the water system as separate numbered sheets prior to approval of the final map.
60. The applicant shall pay capacity charges per City of San Bruno Master Fee Schedule.
61. Area drain grates in landscaped or dirt common areas shall be cast iron, and shall be a minimum of one square foot in area.
62. Prior to the issuance of a grading permit, the applicant shall obtain from the California State Water Resources Control Board a General Construction Activity Storm Water Permit under the National Pollutant Discharge Elimination System (NPDES) if applicable. The applicant shall comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities. The permit shall include any work by public and/or private utilities performing work on behalf of applicant, if applicable.
63. The applicant shall implement the recommendations of the geotechnical report and of the Geotechnical Engineer of Record for appropriate soil engineering to reduce seismic hazards. In addition, the proposed project shall comply with latest, relevant building and grading codes set forth by the City of San Bruno. All construction and grading will comply with seismic, structural and grading requirements of the latest addition of the City adopted building code and requirements of the local building official. All geotechnical recommendations and requirements of the building codes,

as applicable, shall be incorporated into the project design and become part of the project's grading and construction specifications. The Geotechnical Engineer of Record shall review and approve all improvement plans prior to plan submittal to the City.

64. Engineered retaining walls over 3 feet in height shall be constructed of approved durable material, to the satisfaction of the City Engineer, Planning Director, and Building Official. The top of all retaining walls shall be curved to ensure proper drainage and maintenance.
65. The grading plans shall minimize the need for off haul from the Project Site. Design shall incorporate all elements of the applicable soils report(s) and include a pre-and post consolidation plan. The grading plans shall be prepared to the satisfaction of the City Engineer, and signed off by the geotechnical engineer indicating that plans are in compliance with the geotechnical report.
66. If the geotechnical report reveals significant future settlement will occur, all surface drainage systems shall be designed to provide a minimum of two percent slope after settlement, and shall be satisfactory to the City Engineer.
67. Prior to the approval of any Improvement Plans, the applicant shall provide the City Engineer and Director of Planning a post-construction plan incorporating BMP's into the storm drainage system. These BMP's shall be maintained and repaired by the HOA as outlined in the CC&R's.
68. Prior to the issuance of building permit, the applicant shall provide the Public Works Department with a plan indicating the amount of soil to be removed, the number of truck trips required and the proposed haul routes. A survey of the conditions of the road surfaces to be used during construction shall be conducted jointly by representatives of the City of San Bruno and the applicant to document the condition of the roadway prior to the beginning of the grading. A similar survey shall be conducted near the completion of the construction or after at least 95% of all major heavy construction traffic on the roadways associated with the project is completed. The applicant shall pay the Haul Route Permit Fee as calculated from the Master Fee Schedule.
69. Grading plans with appropriate erosion control measures shall be required for the development. Grading plans shall show all adjacent properties sufficiently to assure that the proposed grading for each parcel does not negatively impact adjacent lands and shall incorporate drainage features necessary to assure continued drainage without erosion from adjacent properties.
70. The erosion control plan sheets shall be included as separate, numbered sheets in the grading plan of the improvement plans. Implementation of the erosion control measures depicted on the plan shall be paid for by the applicant.
71. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of San Bruno and the Regional Water Quality Control Board prior to the approval of the Improvement Plans, and subsequent to the approval and issuance of grading and building permits.
72. As part of the improvement plans, the applicant shall prepare and submit grading plans with appropriate erosions control measures, against storm and wind, for the overall grading of each parcel showing runoff containment until each parcel is developed with post-construction Best Management Practices (BMP's). Temporary control structures shall remain in place until parcels are completely developed. A Maintenance Plan shall be submitted to the City Engineer indicating contractor responsibility for complying with the erosion control plan for the duration of the construction project. The Maintenance Plan shall include dust control, but is not limited to BMP's as

outlined in the Storm Water Pollution Prevention Plan (SWPPP), and shall be to the satisfaction of the City of San Bruno and meet all Regional Water Quality Control Board (RWQCB) requirements.

73. The applicant shall work with PG&E to underground power lines on-site to the maximum extent feasible. Joint trenches under sidewalks shall include telephone, City of San Bruno Cable TV, electrical, communication, television, and gas lines. The trench width and depth shall be to the standards of the utility companies and to the satisfaction of the City Engineer.
74. Utility clearances between utility mains, CSB Cable TV, sewers, structures or other objects shall be to the satisfaction of the City Engineer. A minimum of one-foot vertical and 10 feet horizontal clearance shall be maintained between sewer and water lines.
75. Prior to approval of the improvement plans, the applicant shall provide written approval of said development improvement plans from all affected utility companies, including but not limited to Pacific Gas and Electric, City of SB Cable TV and Telephone.
76. Prior to approval of the Final Map, the applicant shall complete construction of all public roadway utility improvements and required private improvements or enter into a subdivision improvement agreement providing for the construction of the improvements.
77. Prior to the issuance of any permits, certificates of insurance shall be provided to the City to verify that both the owner of the subdivision and any contractors have public liability insurance. The amount and type of insurance shall be reviewed by the City and shall be sufficient to cover damages that may result from construction and operations. The insurance limits shall be a minimum of \$1,000,000 combined single limit coverage and the policy shall be subject to review and approval of the City Attorney.
78. Haul routes for construction shall be reviewed and approved by the City Engineer.
79. The applicant and its contractors shall implement dust and noise control measures consistent with Bay Area Air Quality Monitoring District (BAAQMD) requirements during the duration of the project construction, including holidays and weekends.
80. All construction equipment shall be properly tuned and maintained to keep emissions of NOX to a minimum during construction. Maintenance records for all construction vehicles shall be kept on site. Construction equipment and trucks shall be properly muffled in accordance with manufacturer's specifications.
81. The applicant shall submit a project phasing plan prior to the approval of the Final Map.
82. Construction contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences.
83. During construction, the applicant and its contractors must comply with the City's Recycling and Diversion of Construction and Demolition from Construction and Demolition, San Bruno Municipal Code Chapter 10.23. Under this ordinance, all new construction is required to divert from landfills at least 50 percent of the total generated waste tonnage through recycling, reuse, salvage and other diversion programs. Provide post-construction recycling facilities maintained and repaired as stipulated in CC&R's.
84. Prior to commencement of grading and/or construction activities, the applicant shall submit a Dust

Abatement Program for review and approval by the City Building Department. The applicant shall require the construction contractor to implement this Dust Abatement Program. Elements of the program shall include BAAQMD-recommended "basic" control measures (recommended for all construction sites) and "enhanced" control measures (recommended for implementation at construction sites greater than four acres in area).

85. All public utility line easements shall be 15 feet wide minimum, unless otherwise approved by the City Engineer. A 16' wide public utility easement shall be required for the 60" storm drain line.
86. The applicant shall acquire at applicant's cost all the off-site easements, right-of-way and land required for the development of this subdivision.
87. The applicant shall dedicate public utility easements for all public utilities on its private lots or parcels on the Final Map. All proposed utility easements, non-access strips and all other easements in general shall be shown on the Final Map.
88. The street light system within the Cedar Grove Subdivision shall be private and repaired and maintained by the Homeowners Association (HOA).
89. Provide on-site light fixtures that direct light downward to on-site surfaces, without glare to off-site properties.
90. Prior to approval of the Final Map, a final electrical plan for the installation of street lights on-site and in the public right-of-way shall be submitted by the applicant for review and comment. Information in the lighting plan shall include, but is not limited to, the following: pole type(s), luminaire type(s), conductor and wiring schedule, points of connection, lamp wattage, pull box locations, load and intensity calculation. The streetlights shall be installed and operational prior to the issuance of a Certificate of Occupancy for the first building in the project.
91. The applicant construct or alter street lights along the Cedar Avenue and Pepper Drive right-of-way to provide 1 candle-foot per sq. ft. average minimum light intensity along development boundary.
 - a. Internal street lights shall be private. The lighting system, composed of the street lights, conduit and appurtenances, shall be maintained and repaired by the Homeowners Association. The details of this shall be described in the Covenant, Conditions and Restrictions (CC&R's).
92. The applicant shall provide and install new, 6-inch, minimum, sewer lines as shown in the vesting tentative map. Sewer line shall conform to City standards and be subject to design review of construction plans and calculations by a civil engineer registered in California. This sewer line shall connect to existing upstream collection systems and be designed to transmit these and all other flows in accordance with appropriate design criteria.
93. The applicant shall submit hydraulic calculations to verify that sewage flow from lots 1 through 10 does not impact the off-site collection system. Calculations shall include on-site flows to the second manhole on Cherry Avenue southerly of Park Avenue. All necessary off-site improvements required as a result of the additional impact shall be installed and paid for by the Developer at no cost to the City. Sanitary sewer laterals for lots 11 through 14 shall be connected to the existing sanitary sewer line located on Pepper Drive.
94. Sewer gravity mains with pipe diameters 18-inch or under shall be High Density polyethylene (HDPE). Pipe sections shall be connected by butt-fused joints. The pipe thickness shall be SDR 17

unless specified otherwise and with a minimum of 6 inches in inside diameter. All High Density Polyethylene (HDPE) pipes to be used shall not be black or any dark color on the interior, or orange, red, magenta, or blue in color on the exterior of the pipe.

95. Flushing sanitary sewer cleanouts are required on all dead-end lines except where the line is terminated at a manhole. Flushing cleanouts shall be located not more than one hundred fifty feet (150 feet) from a manhole. Sewer lines shall be constructed through the development to upstream properties, if required by the City Engineer, and shall include capacity for upstream area.
96. The applicant shall video the existing two (2) downstream sewer main line sections from the point-of-connection and flow travel, two manholes from the point-of-connection, and prepare a report with original documentation attached, to the City Engineer. The applicant will be required to improve, relocate, and /or repair this sewer line should the City Engineer deems it necessary to undertake such improvements, relocations, and/or repairs.
97. Any use of a drop manhole for any sewer line is subject to the City Engineer's approval. The sewer line shall be designed to conform with the City's current standard.
98. The applicant shall pay wastewater utility capacity charges per the City of San Bruno Master Fee Schedule.
99. The waste water system within the Subdivision shall be owned by the HOA and maintained to the point where the subdivision connects to the City street mains.
100. The applicant shall submit current title reports with the final subdivision map submittal.
101. The final map for the proposed subdivision shall be prepared according to the vesting tentative map approved by the Planning Commission, except as required to be modified by the City approved Conditions of Approval. Any further modification to the approved map shall require prior approval by the Community Development Director.
102. All Improvement Plans shall be submitted on 24"x36" standard plan sheets. Scale shall be sufficiently large for clarity and review. Street Improvement Plans and Profiles shall have a minimum of 1"=20' scale. The Site Plan and Grading Plans shall have a minimum scale of 1"=40'. Submit an AutoCAD version of the final improvement plan to the City.
103. Prior to approval of the Final Map, the applicant shall submit engineered Improvement Plans (including specifications & engineers cost estimates) for approval by the City Engineer, showing the infrastructure necessary to serve the Development. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities including City Cable TV service, traffic control devices, retaining and/or sound walls, waterlines, sanitary sewers, storm drains, street lighting, common area landscaping and other project improvements.
104. The Improvement Plans shall include and meet all the necessary requirements of the City of San Bruno, and the San Mateo Countywide Stormwater Pollution Prevention Program and shall be approved by the City Engineer.
105. At the completion of construction of the public improvements, the Developer is obligated to provide all required information to the City including, but not limited to, as built (a print set, reproducible mylar and electronic file compatible with Public Works records), and all certifications, warranties,

guarantees, proof of payment to outside agencies.

106. Sidewalk, curb and gutter shall be installed at least at one side of the streets within the subdivision.
107. The street horizontal and vertical alignments shall be designed per City Code and Highway Design manual requirements (for example, 90' minimum vertical curve required for 30 mph).
108. Elevation Datum to be based on a City bench mark or a USC&GS bench mark as approved by the City Engineer.
109. Monument a portion of Cedar Drive fronting the subdivision, property as shown on the Tentative Map and per Municipal Code.
110. All landscaping shall be properly maintained and comply with the City of San Bruno Water Efficient Landscape and Irrigation Guidelines. A copy of these guidelines is to be included as an appendix to the CC&R's.
111. Prior to approval of the final map, the applicant shall prepare a Landscape Plan for the proposed development. This Landscape Plan shall be reviewed and approved by a geotechnical engineer and the City of San Bruno to assure expansive soil hazards identified in the design-level geotechnical report have been adequately assessed and the project can achieve conformance with geotechnical recommendations. The Landscape Plan shall be incorporated into the final project plan and be added as part of the project specifications related to grading, erosion control, and construction.
112. A Homeowners Association (HOA) shall be required, and will be responsible to maintain and repair, at HOA cost, all street trees, medians, irrigation system, private utilities, including sanitary sewer, the street light system and storm drain system within the common area parcels on the Subdivision site. This responsibility shall be described and assigned in the CC&R's.
113. The CC&Rs shall state that the homeowners shall be responsible for maintaining street trees at the frontage of their properties.
114. The CC&Rs shall be recorded, after approval by the Department of Real Estate, as deed restrictions in compliance with the Final Map.
115. The applicant shall enter into a Maintenance Agreement, in a form approved by the City Attorney, with the City, which agreement shall set forth the obligations to maintain the private street and utility improvements constructed on the site. These obligations should be incorporated into the CC&R's.
116. Prior to the application for any building permit for the site, a copy of the approved CC&R's shall be submitted to the City Engineer and Planning Director.
117. The maintenance of any retention or detention system, including but not limited to vegetated drainage swale, detention pipes, landscaped areas, or other storm pollutions control devices, etc. for the storm-water collected from impervious surfaces shall be the responsibility of the Homeowners Association and included in the CC&R's. Developer shall be responsible for the cost of construction and maintenance of any required detention system until it is turned over to the HOA.
118. The CC&R's shall describe how the storm drainage, storm water BMP's associated with Association

owned improvements, and the landscaping shall be funded and maintained by the Homeowners' Association, all to the satisfaction of the City Engineer.

119. The applicant shall embody in the CC&Rs a limitation and prohibition against the use of moving vans and other vehicle with characteristics in excess of those determined to be safe and workable, as determined by the Traffic Engineer of record. These CC&R provisions shall be provided and subject to the approval of the City Engineer prior to the first sale.
120. The applicant shall update the City of San Bruno scaled aerial maps to show the development upon completion. Aerial maps shall be to the satisfaction of the City Engineer.
121. The applicant shall apply anti-graffiti coating to all perimeter walls.
122. If human skeletal remains are encountered during construction or grading operations, all work within twenty meters of the discovery shall be stopped immediately and the County Coroner notified. If the remains are Native American, Any cultural resources found on the project site shall be recorded or described in a professional report and submitted to the Northwest Information Center at Sonoma State University by the Developer.
123. The applicant shall hydro seed any lots that are not developed simultaneously.
124. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of treatment measures, project watershed, total project site area and total area of land disturbed, total new and/or replaced impervious area, treatment measures hydraulic sizing calculations, a listing of source control and site design measures implemented at the site, NCRS soil type, in-situ infiltration rate(s) at relevant locations, location of high seasonal groundwater table, a brief summary of how the project is complying with Provision C.3 of the MRP, and detailed Maintenance Plans for each site design and treatment measure requiring maintenance.
125. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing treatment measures at the site.
126. The driveways for lots 11-14 must be sloped to drain perpendicularly to the grassy swales to ensure that no area is left untreated.
127. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
128. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
129. Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
130. Use of permeable surfaces may reduce the size of the required treatment measure by lowering the amount of runoff generated (lower C-value), however, run-off from permeable surfaces will not be exempt from having to receive treatment unless properly designed as "self-treating areas".

131. Runoff from vegetated areas commingling with runoff from impervious areas shall be included for treatment with a "small storm" C-value (see Chapter 5 of the C.3 Technical Guide for treatment sizing criteria).
132. In-situ infiltration rate shall be determined or confirmed by means of percolation testing for all infiltration treatment measures and devices.
133. Plant species used within the biotreatment measure area shall be in conformance with Appendix A of the C.3 Technical Guide. Submit a detailed landscape plan for lots 11 through 14 that conform to this requirement.
134. Treatment soil mix shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour, and shall be in conformance with Appendix K of the C.3 Technical Guide.
135. Maintenance of all site design and treatment control measures shall be the HOA's responsibility, as well as the private property owners of lots 11 through 14 for their on-site treatment measures.
136. A Maintenance Plan for every stormwater treatment control measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval prior to issuance of a grading permit. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Maintenance Agreement and the Conditions, Covenants and Restrictions (CC&Rs) recorded for the property. A copy of the final, approved Maintenance Plan(s) shall also be on file at the Department of Public Works.
137. Approved Maintenance Plans shall be maintained on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.
138. Property Owner shall enter into a Maintenance Agreement with the City to ensure long-term maintenance and inspection by the HOA of stormwater site design and treatment control measures according to the approved Maintenance Plan(s). The Maintenance Agreement shall be made a part of the CC&Rs recorded for the property.
139. Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
140. Applicant shall coordinate installation of stormwater treatment measures with City and shall arrange to have a City Special Inspector present at the time of installation. Applicant shall be responsible for all fees associated with special stormwater inspections during construction.
141. Applicant shall arrange and pay for final inspection of installed treatment measure by City's Special Inspector within 45 days of installation or project construction completion, whichever comes first.
142. At least once a year, or more often as required by the Water Board, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the City

by April 1 for the previous year ending December 31. The HOA shall submit a comprehensive report that includes the on-site treatment measures on lots 11 through 14.

143. The HOA shall be required to pay for all City inspections of installed stormwater treatment systems as required by the Water Board of the City.

6. Discussion

A. City Staff Discussion: Commissioners Mishra, Biasotti, and Petersen volunteered for the May 12, 2011 Architectural Review Committee meeting.

B. Planning Commission Discussion:

Commissioner Chase: I would like to thank the city for sending Commissioner Biasotti and myself to the 2011 Planners Institute in March. I picked up a few books from the conference that I would leave for staff.

Commissioner Biasotti: I attended the conference and brought back some pamphlets and PDFs that I forwarded to Aaron Aknin to distribute to the City Manager and City Attorney.

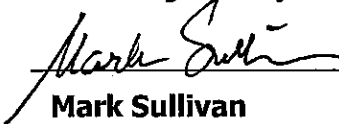
Vice Chair Sammut: I would like to ask staff to review the approved Use Permit for the used car lot at 611 El Camino Real. I thought they were approved to have a maximum of 10 vehicles on the lot at one time. The business is well in excess of that now. I want to make sure that the business is not in violation of the use permit if we approved it with a limit on the number of vehicles.

Acting Planning Manager Costa Sanders: Staff will take a look at the application.

Commissioner Mishra: I would like to request that staff make a provision to the approval of awnings to reflect that the owner maintains and keeps pigeons off of it.

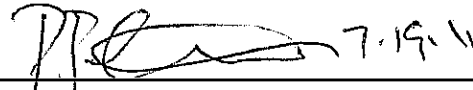
7. Adjournment

Meeting was adjourned at 8:10 pm



Mark Sullivan

Acting Secretary to the Planning Commission
City of San Bruno

 7.19.11

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: May 17, 2010